

BLOOMINGDALE CIVIC ASSOCIATION, INC.

Post Office Box 1438
Washington, DC 20013

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Mr. Anthony J. Hood, Chairperson
DC Zoning Commission
One Judiciary Square
441 4th Street NW, Second Floor
Washington, DC 20001

Dear Chairman Hood and Members of the Commission:

I write too you on behalf of the Bloomingdale Civic Association (BCA). On July 16,¹ 2012, during its monthly general assembly meeting and with a quorum present, the BCA voted unanimously to support Big Bear Café's (BBC) proposed Amendment to the District of Columbia's Zoning Map for Big Bear Café.²

The owner of BBC, Stuart Davenport, presented the BCA with a petition supporting the proposed amendment, which included 422 signatures. Further, at the request of the BCA, Mr. Davenport provided signed petitions from neighbors residing within 200 feet of BBC. Mr. Davenport also presented a letter of support from a neighbor who lives on the unit block of R Street, NW.

In addition to reviewing Mr. Davenport's evidence of community support for his proposed amendment, we also engaged in a rigorous debate with regard to the worst-case scenarios. We discussed, at great length, how our neighborhood would be impacted if the proposal were to be approved or denied. We also discussed how the business has contributed to the betterment of Bloomingdale as well as BBC's effect on parking and complaints of nuisance.

It is beyond our purview to opine on the legality of the proposed amendment. However, we understand that pursuant to the proposed amendment, the owner of BBC, be it Mr. Davenport or some future owner, may have an inherent the right to expand the size of the building and to operate a wide variety of businesses in the building. Mr. Davenport was adamant that do to structural and regulatory limitations, the chances that building could be expanded without first demolishing the existing structure is virtually non-existent. Moreover, the BCA membership did not express insurmountable concerns regarding the chance that the building may someday be used to house less desirable business ventures. In the end, after weighing the issues, we determined that Bloomingdale would be best served by supporting the proposed amendment.

¹ We first heard and discussed a presentation of the proposed amendment during our May general assembly meeting.

² While all of the BCA members who voted on this matter supported BBC's proposal, we did hear from a neighbor who strongly opposed the proposal but is not a BCA member and was therefore ineligible to vote on this matter.

ZONING COMMISSION
District of Columbia
CASE NO. 10314
EXHIBIT NO. 31
EXHIBIT NO. 31

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For reasons stated above, we respectfully request that the Zoning Board approve this application. Please feel free to contact me should you require additional input or information. Thank you for your consideration.

Best,

Teri Janine Quinn 7/21/12

Teri Janine Quinn
President, Bloomingdale Civic Association
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